



Request for Proposal

Intermodal Station District

Development Opportunity



The Wisconsin Department of Transportation ("WisDOT") in cooperation with the City of Milwaukee ("City") is seeking creative and high quality proposals for a high profile development site at 431 North 5th Street. This large development site sits across from the Milwaukee Intermodal Station (MIS) and has great access to Downtown and the region by foot, bike, car, bus, train, and streetcar. New development on this site will benefit from excellent visibility from the freeway, the 6th Street Viaduct, and the Menomonee River.



Development Site Location



View from property - looking SE (Saint Paul Avenue & Milwaukee Intermodal Station)



View from property - looking SW (6th Street Viaduct & Saint Paul Avenue)



View from property - looking NW (6th Street & I-794) (note outdoor advertising sign on property)



View from property - looking NE (5th Street, Stone Creek Coffee, & I-794)

Development Property Snapshot:

Property Owner:	WisDOT/City of Milwaukee
Address:	431 North 5th Street
Lot Size:	Approximately 44,200 sf
Environmental:	Historic Land Use Investigation Available
Zoning:	C9G, Central Business District—Mixed Activity
Traffic Counts:	12,000 on Saint Paul Avenue 15,000 on 6th Street Viaduct
Asking Price:	\$1,930,000

The sale shall be subject to the existing lease for an outdoor advertising sign, to the extent such lease is valid. The successful buyer will be responsible for negotiating terms with the sign owner to buy out the lease interest, negotiate a new lease interest at a suitable location for the sign on or off the Property, or other solution agreeable to the buyer and sign owner.

Development Goals:

WisDOT and the City desire development that takes advantage of the location as a gateway to Milwaukee for visitors and commuters traveling through the Milwaukee Intermodal Station. We desire a catalytic development that adds to the urban fabric of downtown and enhances the connection from this district to the rest of the area. Well-designed hotel, residential, or office uses that positively impact the area are welcomed. Expansion of tax base and job creation are desired.

- Preferred uses include multi-family residential, hotel, office, restaurant, and retail uses.
- Density on the site is encouraged.
- Height compatible with adjacent context.
- Building(s) should have active first-floor uses that engage the street/sidewalk.
- Any above ground structured parking should be lined with other active uses.
- High quality materials such as brick, finished masonry, and/or metal are required.
- Finished design on all sides including freeway and viaduct facing facades.

Restrictions and Uses that won't be Considered:

The Property must be taxable and some uses may need Board of Zoning Appeals approval. Proposals will not be considered for the following uses: Principal parking lot (majority), pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, check-cashing facilities, self-storage facilities, or other uses prohibited by zoning.

Tax Exemption Prohibition:

Conveyance will be subject to a deed restriction prohibiting application to the City for property tax exemption.

Proposal Process:

Submit four copies of the following information:

- Project Summary & Public Disclosure Statement.
- Preliminary development budget showing total development costs, proposed sources and uses of funds, and a pro forma income analysis.
- Architect vetted, conceptual plans—scaled site plan, scaled elevations that identify building materials and color scheme. Floor plans are desirable, but not required.
- Resume of developer experience and a list of completed projects comparable to this RFP request.

Proposals (four copies) must be mailed to:

Surplus Land Unit
WisDOT SE Region Office
141 NW Barstow Street
PO Box 798
Waukesha, WI 53187-0798

Write “431 North 5th Street” on the envelope.

Review & Selection:

The following criteria will be used to review the proposals:

- Quality and attractiveness of proposed development
- Adherence to Building Design Requirements
- Developments integration with the context of the built environment
- Proposed uses for ground floor commercial space and/or letter of interest from prospective tenant
- Offering price, estimated project cost and tax base to be generated
- Developer’s expertise, development capability, experience operating commercial use, and financial capacity
- Incorporation of sustainable elements, with extra consideration given to LEED certification
- Project Schedule

The selected proposal will be presented to the City of Milwaukee Common Council for formal acceptance and authorization of an Option to Purchase.

Closing:

Buyer to execute Purchase & Sale Agreement after Council approval. Buyer will be given a four-month option period after Council approval to obtain final plans and financing. Closing will occur once all project elements are in place – final plan approval, building permits and financing. The buyer will be expected to begin work within 30 days of closing and finish all work within twelve months. City will convey by Quit Claim Deed, subject to reversionary rights for non-performance. A \$10,000 Performance Deposit will be required at closing and will be held until satisfactory completion of the project.

Resources:

Business assistance to eligible businesses and uses through Milwaukee Economic Development Corp. at www.MEDConline.com

Small Business Enterprises and Residence Preference Program:

The site will be sold at a market-rate with no City financial assistance. However, a Human Resources Agreement may be executed prior to closing, ensuring the developer's Best Efforts to obtain at least 25% Small Business Enterprises ("SBE") and 40% Residents Preference Project ("RPP") on the project. The City's Office of Small Business Development (milwaukee.gov/OSBD) is an excellent resource to locate subcontractors and get more information about the SBE and RPP programs.

Minority Business Enterprise and Disabled Veteran-Owned Business (MBE/DVB) Participation Minority Business Enterprises (MBE) and Disabled Veteran Owned Businesses (DVB) are encouraged to respond to this RFP. Any firm that wishes to be certified by the State as a MBE or DVB may contact the DOA Supplier Diversity Program at DOWBDMBD@wisconsin.gov or visit their website at: <http://www.doa.wi.gov/Divisions/Enterprise-Operations/Supplier-Diversity-Program>.

City Sale Policies:

Proposals will be rejected from any party (as an individual or as part of a partnership or corporation) who:

- Is delinquent in the payment of real or personal property taxes for property in the City of Milwaukee.
- Is a party against whom the City has an outstanding judgment (or against whom the City acquired property-tax-foreclosure judgment).
- Is a party against whom the City has outstanding health or building code violations or orders from the City's Health Department or Department of Neighborhood Services that are not actively being abated.
- Is a party who has been convicted of violating an order of the Health Department or Department of Neighborhood Services within the past year.
- Has outstanding offers to purchase or uncompleted performance on another City sale except upon approval of Commissioner based on history of performance.

Tax and court records will also be checked prior to closing. If these conditions exist, the City will terminate the Option to Purchase.

Other Approvals:

Buyer is solely responsible for obtaining any approvals required for the development. Some uses and/or building designs may require approval of the Board of Zoning Appeals. This includes zoning changes for uses, or development requirements that are not expressly permitted by the zoning code. BOZA is an independent body and acceptance of a development proposal by City does not ensure BOZA approval. City staff will assist selected Buyer in applying for such approvals.

Special Notes:

- Unauthorized contact regarding this RFP with WisDOT or City policy staff, personnel, elected officials or Department of City Development representatives may result in disqualification.
- WisDOT reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary.
- The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.
- WisDOT will honor confidentiality requests to the extent possible. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.

Questions:

All questions concerning the Request for Proposal must be submitted in writing (e-mail) to Denise Waheed (Denise.Waheed@dot.wi.gov). All responses to questions will be responded to via e-mail.